

# INFORMATION NOTE

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<b>Title:</b>	150 New Gower Street Proposed Hotel and Apartment Building Land Use Assessment Report (LUAR)
<b>Date Prepared:</b>	January 9, 2020
<b>Report To:</b>	Chair and Members, Built Heritage Experts Panel
<b>Councillor &amp; Role:</b>	Councillor Maggie Burton, Planning and Development Lead
<b>Ward:</b>	2

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## **Discussion – Background and Current Status:**

The City has received a Land Use Assessment Report (LUAR) from LAT49 Architecture Inc., on behalf of Manga Hotels for the development of a 12-storey hotel with the option for commercial/retail use and a 9-storey condominium/apartment building. The LUAR was a requirement of Council prior to consideration of rezoning the land to Commercial Downtown in order to permit the multi-building development.

The subject property is currently located within Heritage Area 3, the Commercial Downtown and Residential Downtown Districts of the St. John's Municipal Plan and is zoned Commercial Central Office (CCO) and Residential Downtown (RD). The proposed development will sit next to and have a shared access with the Hilton Garden Inn at the corner of Springdale Street and New Gower Street. The City has recommended to rezone to entire lot to a new Commercial Downtown (CD) Zone to accommodate the height and multiple uses of the proposed buildings. At the November 5, 2018 Council meeting, Council directed to consider the proposed amendment and set Terms of Reference for a LUAR.

As per Regulation 5.9.4 Heritage Area Standards (Table), for modern buildings that do not meet the Heritage Area Standards, a comprehensive design package must be approved by Council. Approval of the design in the LUAR associated with this re-zoning would meet this requirement.

At this stage, staff are reviewing the LUAR and will provide comments back to the applicant upon review. Once staff are satisfied with the LUAR, the application will be referred to a Public Meeting chaired by an independent facilitator. The revised LUAR will be sent under a separate cover as it is in draft form. It is brought to the BHEP to evaluate the design and heritage considerations proposed in the development.

The LUAR was previously brought to the Built Heritage Experts Panel (BHEP) in July 2019 for initial review. At that time, the BHEP offered the following comments:



#### Hotel

- The ground level should be more reflective of the downtown. Should look like downtown St. John's from the street level. For example, more traditional materials should be used at the base, like brick.
- Some of the colours should be taken off the tower to allow the tower to disappear against the sky, similar to 351 Water Street.
- The hotel should blend more with the residential building.

#### Residential Building

- Bring the colours down to the streetscape
- Building could be stepped back at the second storey.
- Try to make the ground floor blend with the rest of the building.

#### General

- Reconsider the use of punched windows
- Try to use elements to tie the three buildings together

The applicant will be attending the BHEP meeting to further discuss the proposal and the BHEP's recommendations. Any additional recommendations from the BHEP will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Area residents, businesses and property owners; visitors to the downtown; Downtown St. John's Inc.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City*: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Conclusion/Next Steps:**

Any recommendations from the Panel will be forwarded to the applicants with the staff comments and will be included in the information forwarded to Council following the public meeting.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

Attachments: Not applicable